Karen Johnson Davidson County
Batch# 381759 DEEDWARR
04/03/2020 01:03:30 PM 6 pgs
Fees: $33.00 Taxes: $1,628.00
20200403-0036008

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2020. Notary Public My commission expires: 9/7/2021

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Bubis 116 Century Oak Drive Franklin, TN 37069	SAME	082123A00100CO 082123A00200CO 082123A00300CO 082123A00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **NEIL DEVELOPMENT LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BRANDON BUBIS** ("Grantee"), his heirs, and his assigns, effective as of this 2nd day of April, 2020 (the "Effective Date"), that certain land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Units A, B, C, and D as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 201 Neill Ave N Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20190913-0093257, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for 201 Neill Ave N Townhomes of record as Instrument No. 202004030036007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Neil Development LLC, a Tennessee limited liability company, by quitclaim deed from Hensley Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20190913-0093258, Register's Office for Davidson County. Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2020 and subsequent years, which have been prorated and assumed by Grantee;

2. Matters shown on the Plan of record in Plat Book 2, page 100, Chancery Court at Nashville, Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions for 201 Neill Ave N Townhomes of record as Instrument No. 20190913-0093257, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for 201 Neill Ave N Townhomes of record as Instrument No. 202004030036007, Register's Office for Davidson County, Tennessee; and

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20191023-0108765, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 201 Neill Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds Grantor, Grantor's successors, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, and his assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

NEIL DEVELOPMENT LLC,
a Tennessee limited liability company

By: _____
Brian Perkins, Authorized Signatory

By: _____
Lauren Perkins, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN PERKINS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an **AUTHORIZED SIGNATORY** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of April, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

[Notary acknowledgments continue on next page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN PERKINS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an **AUTHORIZED SIGNATORY** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of April, 2020.

Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

807341.1/020200227

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary's Seal:

